



# *Creekside-Gahanna*

## *Project Closeout Report*

*August 25, 2008*

*Sadicka White, Development*

*Brian Winkler, GGC Engineers*

*Angel Mumma, Finance*



C R E E K S I D E



E N G I N E E R S



# *Creekside: A New Heart for Olde Gahanna*





## *Vision for Creekside*

- New Heart for Olde Gahanna
- Creation of True Destination Point for Gahanna in Central Ohio
- Enhance Olde Gahanna's Economic Success and Community Pride
- Economic Development





# *Pre-Development Images*







# *Pre-Development Challenges*



Unused Resources



Undesirable Businesses



Land Acquisition



Parking



## *RFP Process*

- Open-Ended Process
- Non-Directing Solutions
- Flexibility and Commitment
- Developer Response to RFP – Market Based





## *Design Goals*

- Maximize the Water Resources
  - View to Creek
  - Encourage Waterside Activities
  - Creekside Park
  - Bring Water Image to Street
- Minimize Flood Plain
  - 18” Above 100 Year Flood Plain
  - Flood Protection to Buildings and Park
  - Build Above Flood Plain



# *Design Goals*

- Sufficient Density to Support City and Development Economics
- Mixed Uses Affect Cost and Functionality
- Uses Leasable with Market Rents
- Investment Fuels other Investment
- Parking Convenient but Hidden
  - Parking to Serve Downtown
- Create a ‘Place’ where people want to be
  - Discretionary Time
  - Discretionary Dollars





# *Agreements*

- *Developer's Agreement*
  - Negotiated by CIC
  - Signed November 8, 2004
  - Funded
- *Lease Agreements*
  - Building B
  - Building C
- *Infrastructure Agreement*
  - Public Parking
  - Canal Extension
  - Public Plazas
  - Streetscape and Sidewalk
  - Riparian Improvements
  - Demolition
  - Utility Relocation and Improvements





# *Agreement Components*

## *Buildings:*

- Building A Built on Developer-Owned Land
  - Buildings B & C Built on City-Owned Land with Ground Lease to Developer
- 99 Year Lease with Renewable Terms
- Ground Lease Based on net Leasable Space
- Lease Rate: \$2.00/SF/Year for Space Owned by Developer
  - \$3.00/SF/Year for Office Space Sold by Developer
  - \$3.60/SF/Year for Retail Space Sold by Developer

## *Tax Incentives:*

- CRA #5 Rescinded
- Total Value of the Tax Abatement is \$3.3 Million
- Negates Requirements for School Compensation Agreement





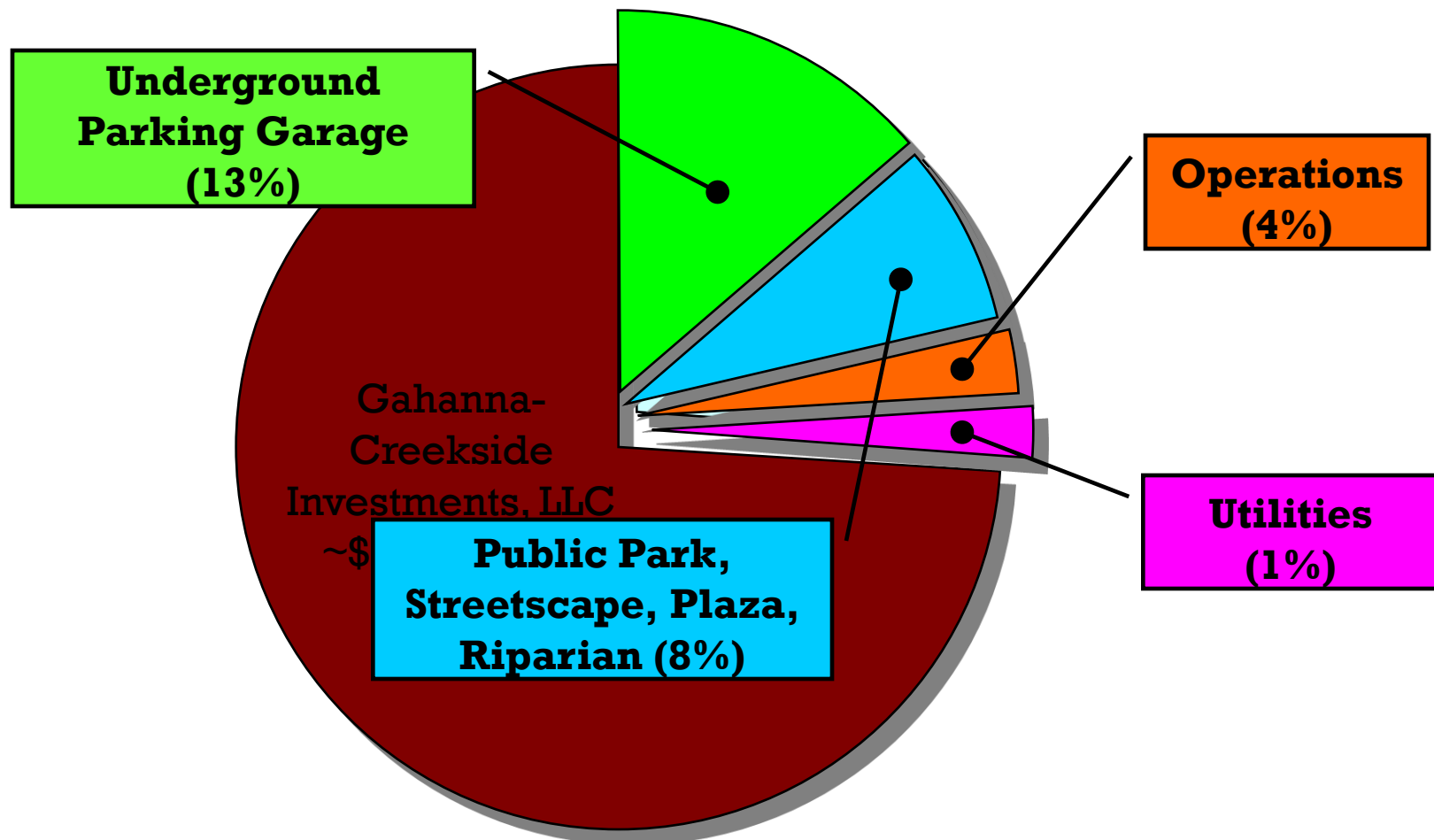
# *Agreement Components*

## *Public Parking*

- Public Parking: 389 spaces
  - Subterranean Parking: 311+/- spaces
  - Above Ground Parking: 78+/- spaces
- Parking Availability by Hours/Week:
  - 220 spaces available 168 hours per week (24/7)
  - 169 spaces reserved 60 hours per week (12/5)
  - 389 spaces available 108 hours per week
- Parking Analysis
  - 85% of the parking is dedicated to the public at all times



# *Creekside Public/Private Development Costs*







# *Public Sources & Uses of Funds*

(Projected Annual Average at 15 Years)

- **PROJECTED SOURCES**

• TIF Payments	\$416,000
• Parking Garage Receipts	\$116,800
• Lease Payments	\$169,800
• Income Tax	<u>\$351,000</u>

<b>TOTAL</b>	<b>\$1,053,600</b>
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- **USES**

Debt Service for Bond	\$755,000
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<b>NET REVENUE</b>	<b>\$298,600</b>
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# *Conceptual Creekside*

**Year 1997**



Image by Schieber & Associates



**Year 2000**

*George Parker and Associates*





# *Project Impacts*

## • *New Re/Development*

More than 35 new businesses in the surrounding area

**The Stonehenge Company**



**Pour House & Old Bag of Nails**



**Watcom Engineering**



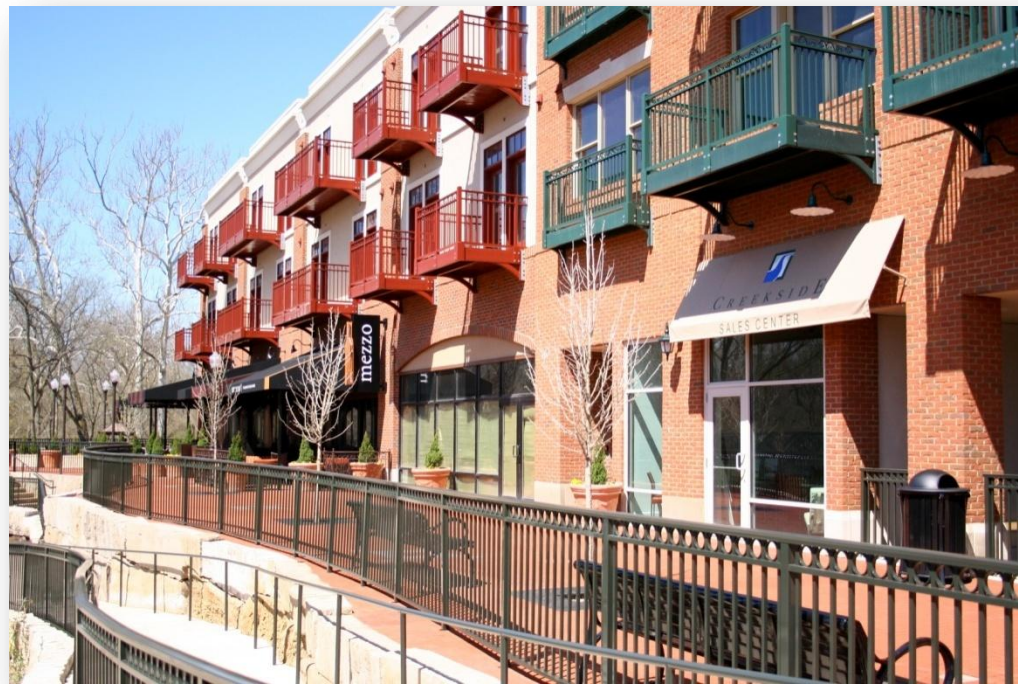
# *Project Impact*

## •Property Value Increased

Home and property value appreciation

40% increase in Olde Gahanna

2nd highest values in Central Ohio region







# *Project Impact*

## Brookwood Construction

### Creekside Office Center



### *Job Creation*

500 Construction Employees  
200 Permanent FTEs

### Salon on Mill





# *Project Impact*



71 Condominiums

- 21 Sold

16 Located Businesses

- 82% Occupied

*Mezzo Italian Kitchen and Wine*

*Cold Stone Creamery*

*Bird Houk Collaborative*

*Bread Basket family Bakery*

*C Suites Executive Offices*

*Golden Nails*

*Wine Guy's Wine Shop*

*T-Bears Flowers and Chocolatier*

*Buck Mulligan's Irish Pub*

*Koulian Jewelers*

*MECC*

*KPI Petroleum*

*Verizon Wireless*

*Candle Lab*

*Casa Bella Accent & Design*

*Creekside Conference and Events Center...*



# *Creekside-Gahanna*

## *Owner's Representative Construction Report*



C R E E K S I D E



E N G I N E E R S





**DEVELOPMENT AGREEMENT**

*by and between*

**City of Gahanna, Ohio**

*and*

**Gahanna-Creekside Investments LLC**

*relating to*

**Creekside Phase II Development**

*dated  
as of*

**November 8, 2004**



**INFRASTRUCTURE AGREEMENT**

*by and between*

**City of Gahanna, Ohio**

*and*

**Gahanna-Creekside Investments LLC**

*relating to*

**Creekside Phase II Development**

*dated  
as of*

**January 6, 2005**



IN WITNESS WHEREOF, the City and the Developer have caused this Agreement to be executed in their respective names by their duly authorized representatives, all as of the date first written above.

GAHANNA-CREEKSIDE INVESTMENTS LLC

CITY OF GAHANNA

By   
Mo M. Dioun, Managing Member

By   
Rebecca W. Stinchcomb, Mayor



CREEKSIDE



ENGINEERS





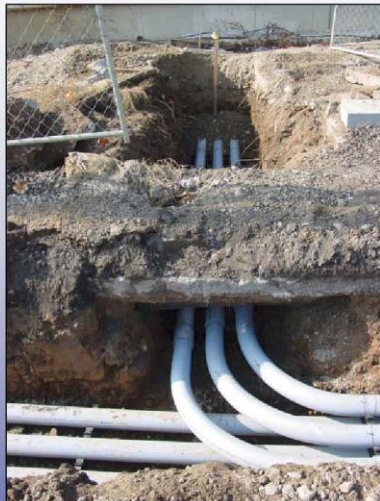




CREEKSIDE



ENGINEERS



Week Of:						
Nov. 6	Nov. 13	Nov. 20	Nov. 27	December 4	December 11	December 18
						
Conduit Installation			Restoration and Paving			
Mill Street Open to Two-Way Traffic 						











# GGC: Owner's Representative Coordination

- Liaison for all City's Departments and Developer
- Development
  - Schedule Monitoring
  - Project Reporting
  - Post Construction Documentation
- Service/Engineering
  - Multiple Phasing Coordination
    - Creekside Construction
    - Mill Street Utilities
    - Mill Street Sidewalk and Roadway
    - Overhead Utility Relocation
  - Drawing Review
    - Constructability Reviews
    - Design Input/Assistance
    - Job Site coordination
- Finance:
  - Master Budget/Funding Analysis
  - Payment Application Review & Approval
  - Change Order Evaluation and Negotiation
- Parks and Recreation
  - Operation and Training
  - Design and Aesthetic Input
- On-Site Monitoring
  - Daily Construction Reporting
- Safety and Traffic Monitoring
- Public Participation & Awareness
  - Over 25 Public Information Meetings
  - Monthly Public Information Releases
  - Live Web Camera





# Closeout Documentation

- As-Built Drawings (116 Drawings)
- Operation and Maintenance Manuals (2-5” Binders)
- Punch Out Lists
- Final affidavits that all Subcontracts have been paid in full
- Training of City personnel
- Certificate of Completion – June 6, 2008
- Final Payment
- One Year Warranty







- 179,000 SF Parking Garage (389 public parking spaces)
- 30,000 SF Upper Plaza
- 11,000 SF Public Park
- 25,000 SF Riparian

- 50,000 SF Retail and Restaurant Space
- 50,000 SF Office Lease Space
- 71 Loft Condos ranging from \$240,000 to \$1,100,00





# CREEKSIDE FEATURES:

(PARK, PLAZA, STREETSCAPE, RIPARIAN)

- Brick Paver Pedestrian Walking Surfaces
- Painted Iron Guard/Hand Rails
- Trees and Planters
- Center Plaza Fountain
- Stone Seat Wall Caps
- Designer Streetscape Finishes
- Subsurface Heating System at stairs and ramps
- Oblique Stone Columns and Gahanna Gateway Arch
- Furnishings (Benches, Litter Receptacles, Café Tables and Chairs)
- Riparian Area:
  - Paved Walkway
  - Small Vehicle Access
  - Natural Landscape Setting
  - Irrigation
  - Architectural Lighting
- Project Lighting
- Upper and Lower Lagoon Pools with Aeration Fountain in Upper Lagoon (and backup pump)
- High Bridge with Piers
- Low Bridge with Railings
- Natural Stone Waterfall
- Performance Stage
- Kinetic Art Exhibit with Flagpoles and Fabric and Lithocrete Walking Surface
- Flood Protection Panels at High Bridge
- Concrete Retaining Walls with Sedimentation Detailing or Limestone Walls
- 60 Ft. Two-Sided Water Wall
- Landscaped Buffers at Park, Lagoon, and Riparian
- Security and Safety Monitoring System
- Event Electrical Power and Water Services
- Garage Traffic Control Equipment

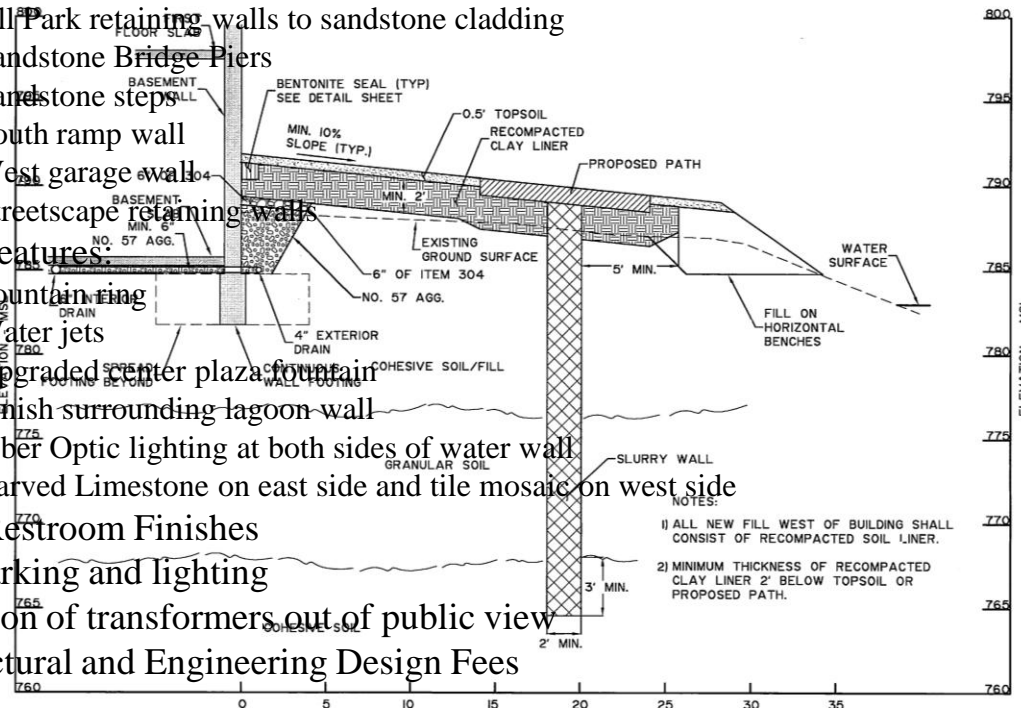






# Public Upgrades provided by Developer

- Slurry Wall
- Upgrades finishes:
  - Limestone retaining wall
  - All Park retaining walls to sandstone cladding
  - Sandstone Bridge Piers
  - Sandstone steps
  - South ramp wall
  - West garage wall
  - Streetscape retaining walls
- Water Features:
  - Fountain ring
  - Water jets
  - Upgraded center plaza fountain
  - Finish surrounding lagoon wall
  - Fiber Optic lighting at both sides of water wall
  - Carved Limestone on east side and tile mosaic on west side
- Public Restroom Finishes
- Valet parking and lighting
- Relocation of transformers out of public view
- Architectural and Engineering Design Fees



Developer's cost of upgrades: Over \$1.8M









# *Creekside-Gahanna*

## *Financial Report*



C R E E K S I D E



E N G I N E E R S



# Expenditure Summary

Original Construction Costs - \$10,500,000

Scope Additions - \$2,730,544

Utilities and Sidewalk - \$1,158,797

Operational Costs - \$2,352,548

**TOTAL - \$16,741,889**





# Original Construction Costs

Public Parking - \$7,300,000

Creekside Park - \$1,750,000

Public Plazas - \$750,000

Streetscape & Sidewalks - \$300,000 (\$250,000 Grant / \$50,000  
Bond)

Riparian Improvements - \$250,000

Demolition - \$100,000

Electric Line Relocation - \$50,000



# Scope Additions

Garage Expansion - \$445,000

Public Restroom Build-out - \$160,000

Interconnectivity of Garages - \$295,476

Public Plaza Extension - \$190,524

Upper Bridge/Park Flood Protection - \$286,000

Lower Bridge - \$23,000

Public Park and Plaza Amenities - \$465,000

Lithocrete Surface at Art Exhibit & Plaza - \$42,000



# Scope Additions

Event Power & Water - \$125,000

Security System - \$150,000

Garage Traffic Equipment Upgrade - \$60,000

Riparian Landscape, Irrigation, Lighting - \$100,000

Heated Ramps/Stairs - \$28,000

Water Wall Winterization - \$1,500

Lagoon Deicers - \$11,349





# Scope Additions

Restroom Door Enclosure - \$11,716

Riparian Patch South Extension - \$11,311

Riparian Path Reinforcing - \$10,112

Low Bridge Upgrade - \$40,992

Additional Engineering Services - \$11,266

Pond Pump Room/Stage Reconfiguration - \$252,298



# Utilities & Sidewalk

City Fiber Ducts - \$38,000

SBC Conduit - \$237,562

SBC Fiber - \$15,000

AEP & Cable Conduit - \$17,800

Time Warner Cable - \$3,431

Existing Utility Reconnection Cost - \$71,604

Mill Street Sidewalk - \$775,400 (Including design & inspection)



# Operational Costs

Unsuitable Soils - \$780,476

Easements/Property

Procurement - \$170,000

Project Management -

\$977,592

EMH&T Survey Work -

\$13,330

Stewart Title Work - \$61,323

Construction Testing - \$79,257

Parking Operation

Equipment - \$100,000

Signage Package - \$50,000

Event Electrical - \$50,000





# Operational Costs

Remaining Contingency - \$23,860

Park Electric Relocation - \$8,960

Traffic Maintenance - \$4,073

Temporary Utilities - \$22,130

Web Camera - \$4,691

Temporary Mill Street Electric Relocation - \$6,856



# Project Funding

Base Approved Budget 2004/2005 (Bond/Cash) -

\$14,050,000

Appropriations / Supplemental Appropriations -

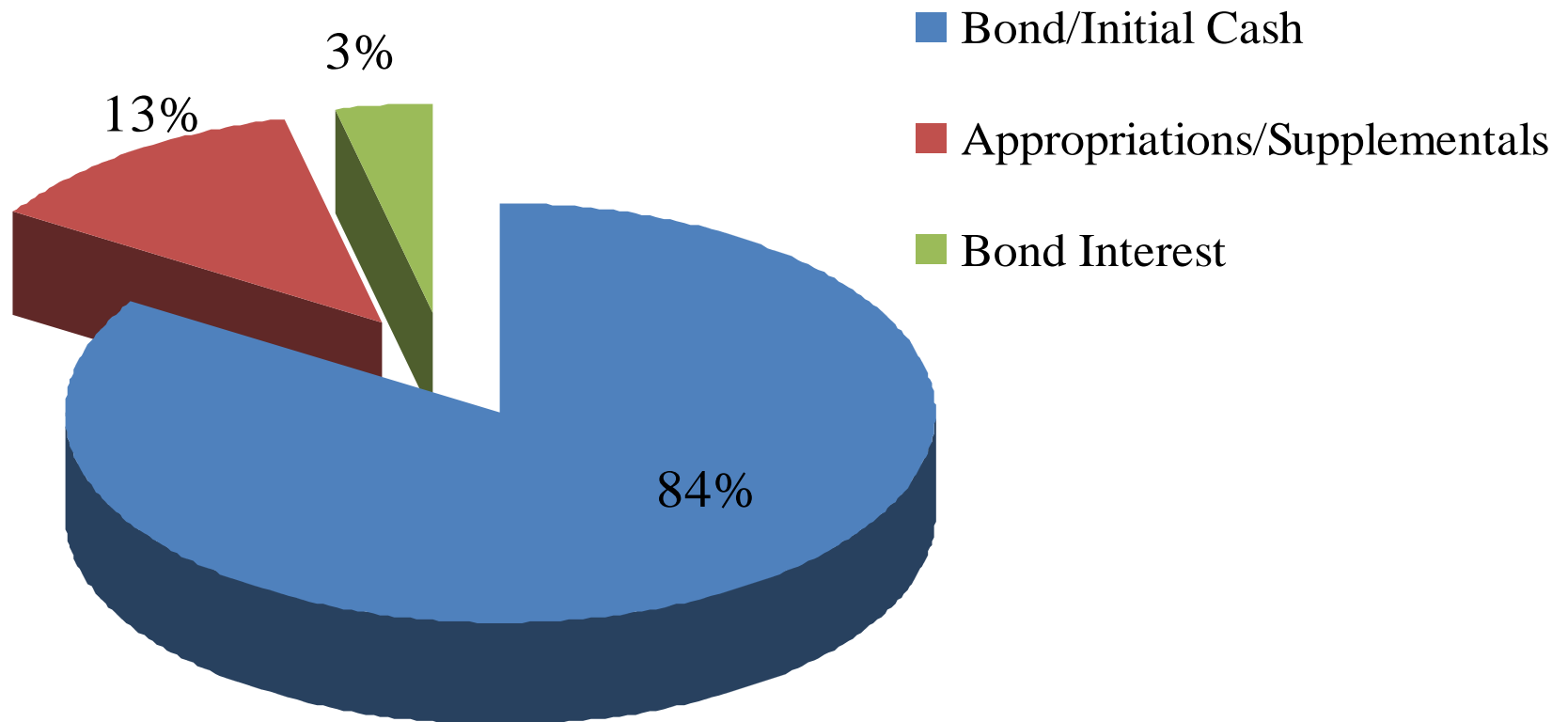
\$2,106,889

Bond Interest - \$585,000

TOTAL - \$16,741,889



## Project Funding \$16,741,889



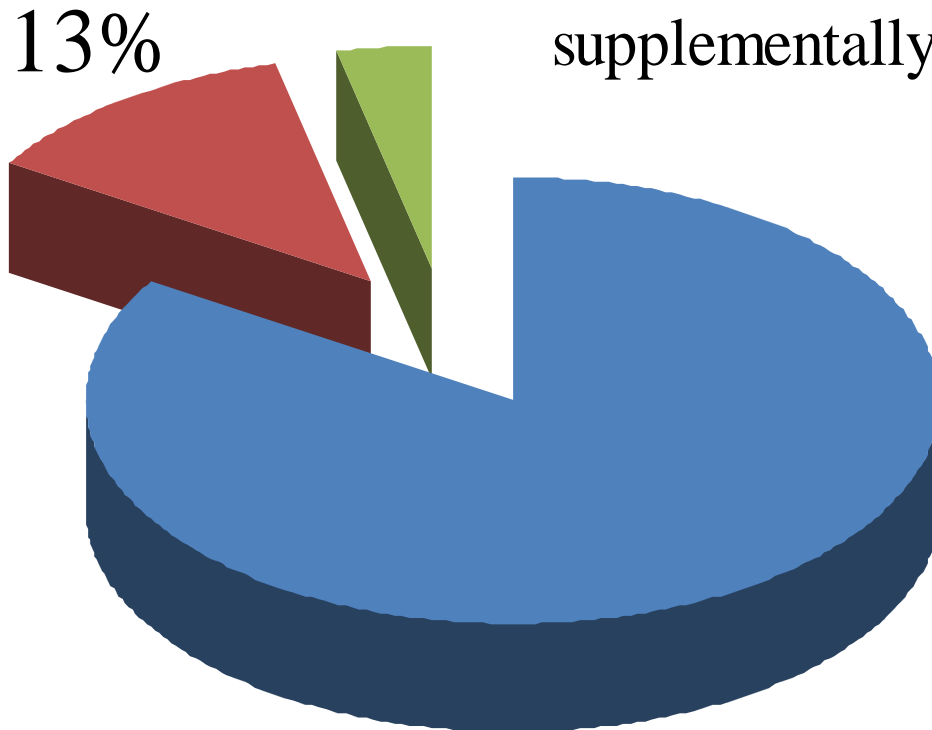




## Project Funding

**\$16,741,889**

What components were appropriated /  
supplementally appropriated?





## ORD-0001-2007    **APPROPRIATIONS**

\$549,661 – Mill Street Sidewalk

\$8,400 – Design for Mill Street Sidewalk

\$602,000 – Creekside Improvements

Lithocrete Surface, Event Power & Water, Security, Garage Traffic  
Equipment Upgrade, Riparian Improvements, Heating Elements



# Supplementals

\$121,715 – ORD-0113-2006

Mill Street Utilities – Conduit Work

\$65,339 – ORD-0133-2007

Mill Street Sidewalk – Additional Costs

\$120,000 – ORD-0189-2007

Mill Street sidewalk extension from Lodge Alley to  
Carpenter

\$75,000 – ORD-0292-2007

Project Management Contract Extension





# Supplementals

\$280,477 – ORD-0140-2008

Unsuitable Soils – Additional Costs

\$156,262 – ORD-0141-2008

Pond Pump Room – Relocation

\$96,037 – ORD-0142-2008

Stage Reconfiguration



# Improvements in conjunction with Creekside

## Water Line

Replaced a 1939 6" line with an 8" line

## Sewer Line

Replaced a 1939 line which was susceptible to collapse and a major contributor to system infiltration and inflow

## Mill Street Rebuild

Replaced street concrete base, curb and asphalt







# *Creekside Today*







# *Creekside Today*





## **City of Gahanna Creekside Information Open House**

**Join the Mayor, City of Gahanna Staff, project managers from GGC Engineers and representatives from developer The Stonehenge Company to learn and ask questions about Gahanna's downtown redevelopment project, Creekside. We will provide an informal community open house setting where you can review information about the project and ask any questions you may have on a one-to-one basis.**

**Tuesday, August 26**

**City Hall**

**Council Committee Rooms**

**200 South Hamilton Road Gahanna, OH 43230**

**4:00 p.m. – 7:00 p.m.**

**You are invited to stop by at any time during the open house hours!  
For further information please call the department of development at 342-4015**